



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: _____

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

Zoning Board of Appeals Application

Zoning Board of Appeals Application (Check all that apply)

Zoning Board of Appeals Application (Select one of the following)		
<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Major Temporary Use
Street Address: 951 SW 12th Ave		Folio Number: 494202000751 & 494202000754
Subdivision: acreage in 2-49-42		Block:
		Lot:
Date of Required Pre-Application Meeting: previously approved DO July 20, 2017		

Project Information	
Request: outdoor storage as a principle use	
Representative or Agent's interest in property (Owner, Lessee, Etc): owner	
Have any previous applications been filed? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If Yes, give date of hearing and/or appeal #: 17-000005 7/210/17

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): KEITH	Business Name (if applicable): P.C. Realty of Florida LLC
Print Name and Title: James Kahn, AICP Senior Planner	Print Name and Title: Gustavo Gutierrez MGR/Pres
Signature: 	Signature: 
Date: 03/31/2021	Date: 3/30/21
Street Address: 301 E. Atlantic Blvd.	Street Address: 810 NW 13th Ave.
Mailing Address City/ State/ Zip: Pompano Beach, FL 33060	Mailing Address City/ State/ Zip: Pompano Beach, FL 33069
Phone Number: 954-788-3400	Phone Number: 954-752-1213
Email: JKahn@keithteaam.com	Email: barry@mittelberglaw.com



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OWNER'S CERTIFICATE

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application. I further certify that this request is not related to any existing violation of the zoning code.

Note: If this request is related to an existing zoning violation, please submit documentation as to the Special Master's disposition of the matter.

By signing below, I acknowledge that development applications must have a determination by the governing municipality of approved, approved with conditions, or denied within 120 days from a complete submittal for projects that do not require final action through a quasi-judicial hearing or a public meeting and within 180 days from a complete submittal for projects that do require final action through a quasi-judicial hearing or a public meeting per FL Stat § 166.033 and the Pompano Beach Code Section 155.2303.F.3. It is the responsibility of the applicant to receive all final Development Orders and receive this determination within the allotted timeframe. If the applicant fails to resubmit an application within 30 calendar days after being first notified of deficiencies of the submittal, the application shall be considered withdrawn and a \$100 non-refundable administrative fee will apply (155.2303.F.2.b). Additionally, if all required approvals are not received within the allotted timeframe the application will automatically be denied unless both the City and the applicant agree to an extension of time (155.2303.I).

Owner's Name: P.C. Realty of Florida LLC Gustavo Gutierrez
(Print or Type)
Address: 810 NW 13 Ave
Pompano Beach, FL 33069
(Zip Code)
Phone: 954-752-1213
Email address: barry@mittelberglaw.com

(Signature of Owner or Authorized Official)

SWORN AND SUBSCRIBED before me this 30 day of March, 2021 by means of
☒ physical presence or ☐ online notarization.


NOTARY PUBLIC, STATE OF FLORIDA



SANDI ACKERMAN
Commission # GG 267199
Expires November 23, 2022
Bonded Through Budget Notary Services

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

☒ Personally know to me, or
☐ Produced identification: _____
(Type of Identification Produced)